

An aerial photograph of a large rural property. The main house is a two-story brick building with a gabled roof and a garage. It is surrounded by a well-maintained lawn and several trees. To the right of the house are several large barns and outbuildings. The property is bordered by a stone wall and a fence. In the foreground, there is a pond. The background shows rolling green hills under a blue sky with scattered clouds.

Symonds
& Sampson

Rylands

Ryme Road, Yetminster, Sherborne, Dorset

Rylands

Ryme Road
Yetminster
Sherborne
Dorset DT9 6JY

Thoughtfully renovated and extended by the current owners, Rylands is a beautifully presented property boasting impressive views, set within 6.07 acres. The property offers equestrian facilities, including a range of outbuildings, stabling and a 60x20 arena.

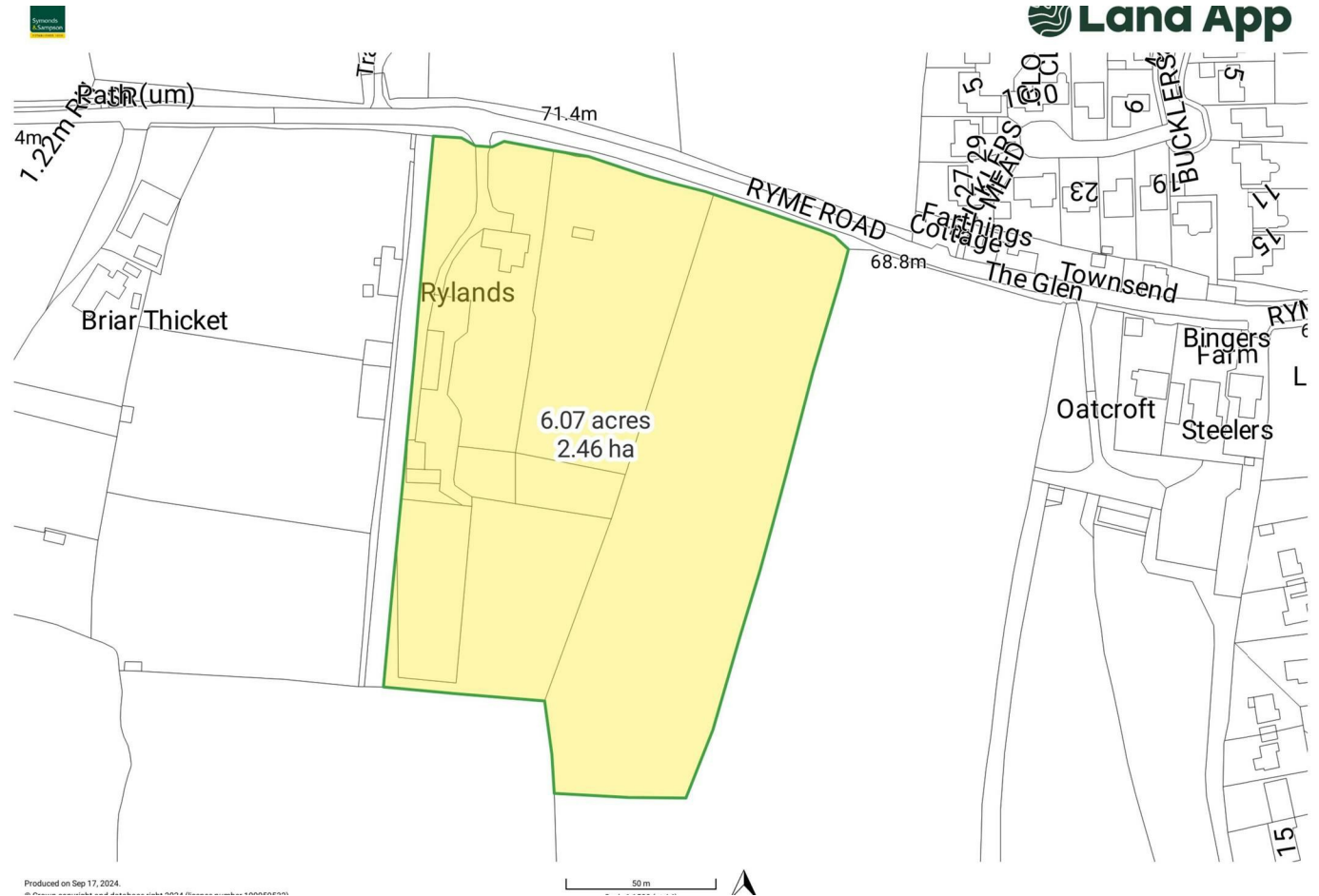


- An impressive detached four-bedroom house
 - Panoramic views over Dorset
 - Gardens and Grounds 6.07 Acres.
- Equestrian facilities with five stables and ample outbuildings
 - 20m x 60m outdoor arena
 - No onward chain

Guide Price £975,000

Freehold

Sherborne Sales
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THE DWELLING

Originally constructed in 1941 and thoughtfully extended and refurbished in 2012, this charming four-bedroom home is nestled in a prime location, perfectly designed to harmonize with its surrounding landscape. With a meticulous layout that enhances the natural beauty of the expansive grounds, this property offers breath-taking panoramic views across the picturesque Dorset countryside. Combining timeless character with modern elegance, this home also features an array of outbuildings, equestrian stabling and sits proudly within 6.07 acres.

ACCOMMODATION

The ground floor welcomes you with a spacious entrance hall, offering seamless access to all the main reception rooms. At the rear of the property, the generously sized kitchen cater to all culinary needs, featuring a range of units topped with sleek granite worktops. It is fully equipped with integrated appliances and a double Belfast sink is perfectly positioned beneath a south-facing window, framing delightful views of the rear garden. The expansive kitchen benefits from underfloor heating and opens through French doors to a south-facing patio.

Adjacent to the kitchen, a passageway leads to a pantry, a cloakroom and a well-equipped utility room, offering ample storage, extra workspace and space for appliances. For added convenience, a door from the utility room provides direct access to the rear garden.

The dining room and living room are situated opposite each other off the central hallway, both offering bright and spacious areas, each with its own charming fireplace. The living room further benefits from French doors that open onto the rear patio.

The first floor features a spacious landing with breath-taking panoramic views over the Dorset countryside. From here, four double bedrooms, each offering stunning vistas of the surrounding landscape, can be accessed. Bedrooms one and two both benefit from ensuite shower rooms and fitted wardrobes. Additionally, a well-appointed family bathroom is also located off the landing.







GARDEN AND OUTBUILDINGS

Accessed via electric gates, the driveway leads to both the property and garage, ascending gracefully past the house to provide further access to the outbuildings and yard at the rear. The front and rear gardens are beautifully maintained, predominantly laid to lawn and bordered by mature shrubs and vibrant flower beds.

Accessed via an enclosed concrete yard, Outbuilding two comprises lighting and power throughout with three indoor stables, each featuring rear windows. From the stables, the tack room and a versatile workshop/feed room,



can be located. Additionally, a lean-to shed, accessible through double doors or externally via a gate, provides further storage.

Outbuilding three comprises an additional two stables, alongside a tack room and barn currently utilized as a hay and straw barn.

The 60x20 all-weather arena is fully enclosed with wooden railings, hedging and kick boards. It features a rubber surface and is equipped with an array of full-length and long mirrors along one side. Designed with excellent drainage,

the arena ensures reliable year-round use.

The yard provides ample space for the storage of larger vehicles. From here, an array of paddocks can be easily accessed, offering ample grazing. A gate from the main road also provides access to the paddocks.

Outbuilding four located in the rear garden offers a store alongside a room housing the oil fired boiler.



SITUATION

The property is conveniently located with close proximity of local village amenities, including a pub, village hall, shop/post office, veterinary practice, GP surgery with pharmacy, café and a primary school. The village has a train station offering services to Bath, Bristol, Dorchester and Weymouth. Only some six miles away is the historic Abbey town of Sherborne, providing a variety of cultural sights and activities as well as restaurants, bars, independent shops, excellent sporting facilities and well-regarded schools such as Sherborne Boys and Girls, The Gryphon School and Leweston. Additionally, Sherborne Station offers direct train services to London Waterloo.

DIRECTIONS

What3words - [///motivations.judge.unzipped](https://www.what3words.com/#!/en////motivations.judge.unzipped)

MATERIAL INFORMATION

Mains electric and water
Septic tank can be located within the paddock
Oil-fired central heating - The boiler can be located in the outbuilding four, the oil tank can be located within the garden.
Dorset Council - www.dorsetcouncil.gov.uk
Council Tax Band - E

Ultrafast broadband is available in the area
Mobile phone coverage is likely outside with limited coverage inside.
Source Ofcom - ofcom.org.uk

AGENTS NOTE

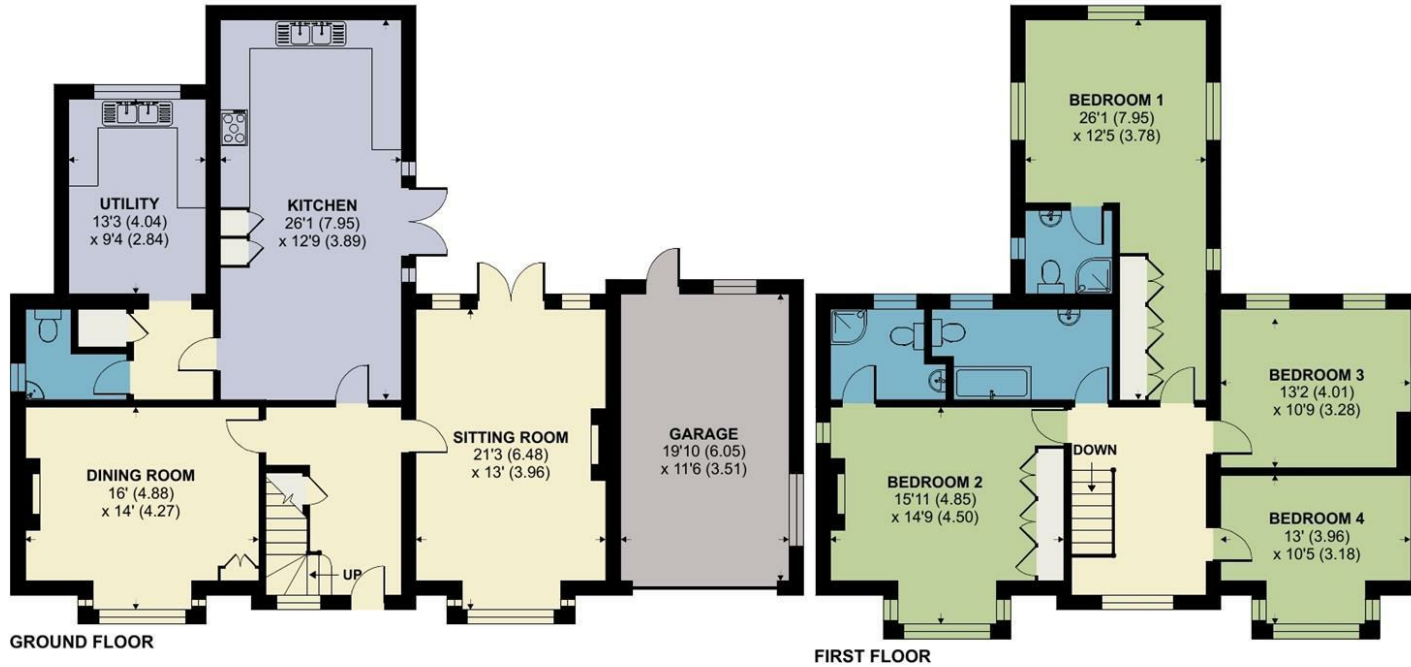
The dwelling and gardens can be sold through separate negotiation.



Rylands, Ryme Road, Yetminster, Sherborne

Approximate Area = 2251 sq ft / 209.1 sq m
 Outbuilding(s) = 15225 sq ft / 1414.4 sq m
 Garage = 231 sq ft / 21.5 sq m
 Total = 17707 sq ft / 1645 sq m
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Symonds & Sampson. REF: 1183739



Sherb/AW/0924



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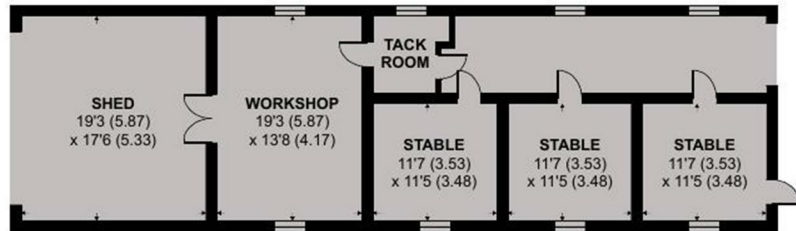


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SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

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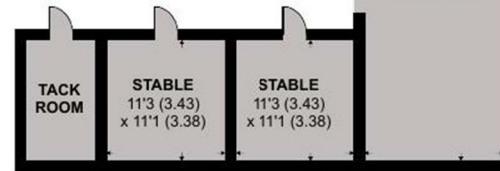
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OUTBUILDING 2



OUTBUILDING 4



OUTBUILDING 3



OUTBUILDING 1